

NORTH BAYSHORE
BONUS FAR SUBMITTAL REQUIREMENTS
(DRAFT)

December 23, 2014

1. Planned Community Permit submittal requirements (See Community Development Department's "Required Application Materials – Formal Review" handout for additional information)

- Completed application form
- Written project description
- Photo display
- 12 sets of 11 x 17 plans
- 8 sets of 24 x 36 plans
- Vicinity map
- Project information
- Site plan
- Graphic calculations
- Neighborhood context
- Building study and elevations
- Floor plans
- Conceptual landscape plans
- Parking layout and circulation
- 3-dimensional digital model
- Master Plan concept, if applicable

2. Bonus FAR submittal requirements

- Description of project location, character area designation, the Bonus FAR amount requested, and summary of how the request meets the Bonus FAR tiers
- How proposal meets applicable Precise Plan requirements
- Transfer of Development Rights proposal from Edge to Core, if applicable
- Description of any coordinating efforts between other developers, owners, or the TMA
- Include information prepared by a qualified professional that is verifiable by the City,

In addition, the following submittal requirements are required depending on the type of Bonus FAR requested:

- **Transportation**
 - Transportation related dedications, easements and improvements

- How the proposal implements Precise Plan priority transportation improvements
 - Preliminary assessment of the project's effect on the trip cap and roadway performance
 - How proposal meets the Precise Plan's transportation and trip cap standards, including the 45% Single Occupancy Vehicle mode share
 - Map and description of any proposed transportation improvements
 - Any existing or proposed TDM Plan
- ***Green building***
 - Description of building and site elements that will achieve the applicable green building performance category (LEED Platinum, higher-performing green building, or zero net green building)
- ***Public benefit or district-improvement project***
 - Description & location of the proposed project, its proposed benefit, and how it implements any applicable Precise Plan vision and principles